



# Ada County — Single-Family Homes

## May 2021 Market Statistics

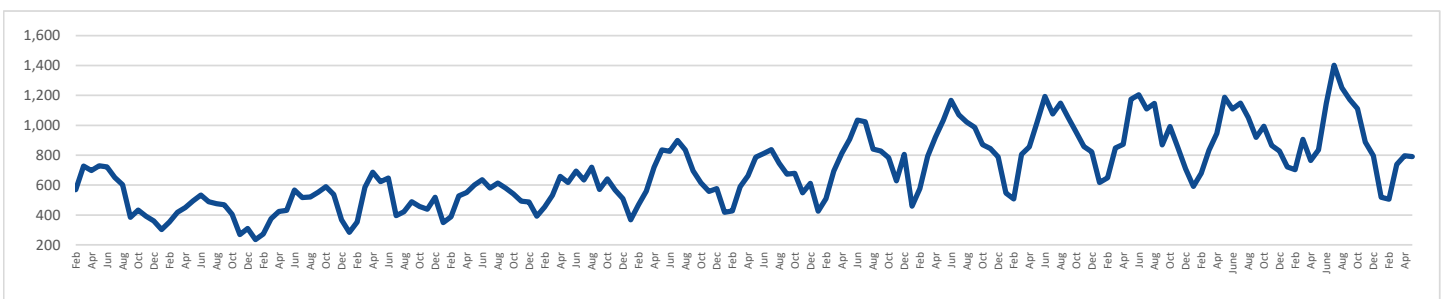
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Data from the Intermountain MLS as of June 11, 2021

Key Metrics	May 2020	May 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	835	790	-5.4%	3,933	3,390	-13.8%
Median Sales Price	\$360,000	\$523,250	45.3%	\$365,000	\$476,000	30.4%
Days on Market	28	12	-57.1%	41	17	-58.5%
Pending Sales	1,957	1,656	-15.4%	--	--	--
Inventory	1,239	570	-54.0%	--	--	--
Months Supply of Inventory	1.5	0.7	-53.3%	--	--	--

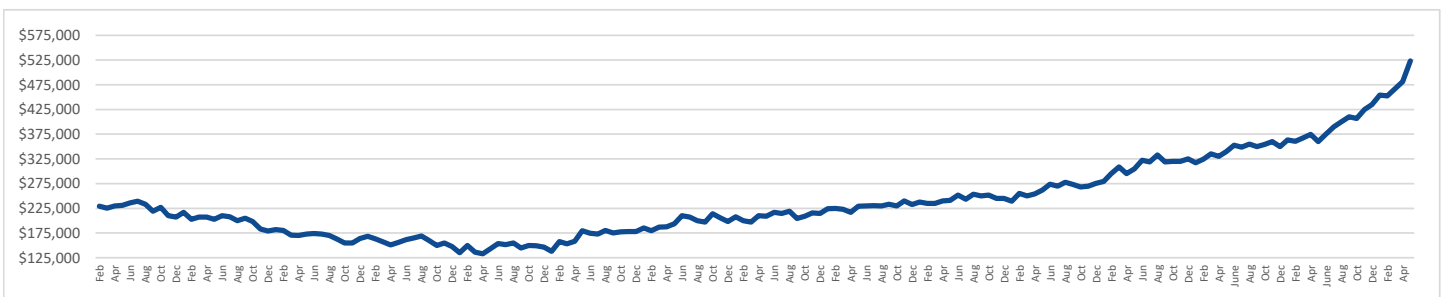
### Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 790



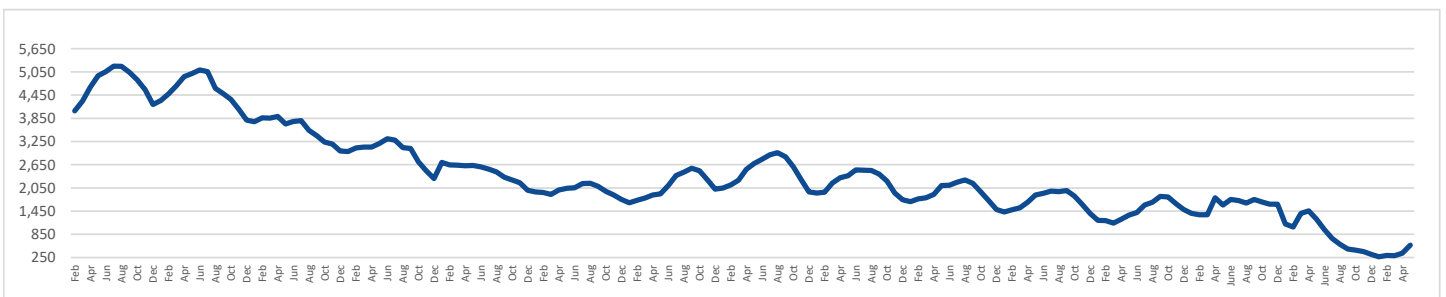
### Median Sales Price

High: \$523,250 in May 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$523,250



### Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 570



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## Ada County — Existing/Resale

### May 2021 Market Statistics

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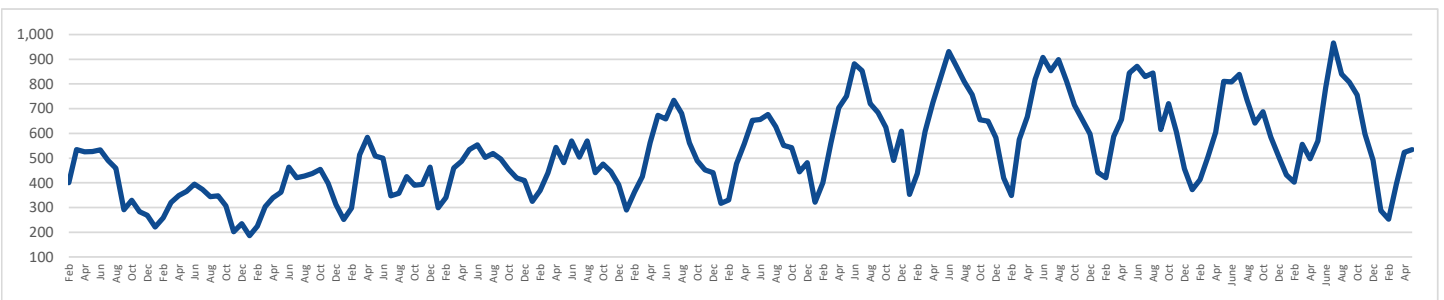
Data from the Intermountain MLS as of June 11, 2021

#### Key Metrics

Key Metrics	May 2020	May 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	569	534	-6.2%	2,460	2,021	-17.8%
Median Sales Price	\$339,900	\$504,000	48.3%	\$345,000	\$480,000	39.1%
Days on Market	19	9	-52.6%	25	11	-56.0%
Pending Sales	998	708	-29.1%	--	--	--
Inventory	567	382	-32.6%	--	--	--
Months Supply of Inventory	1.0	0.7	-30.0%	--	--	--

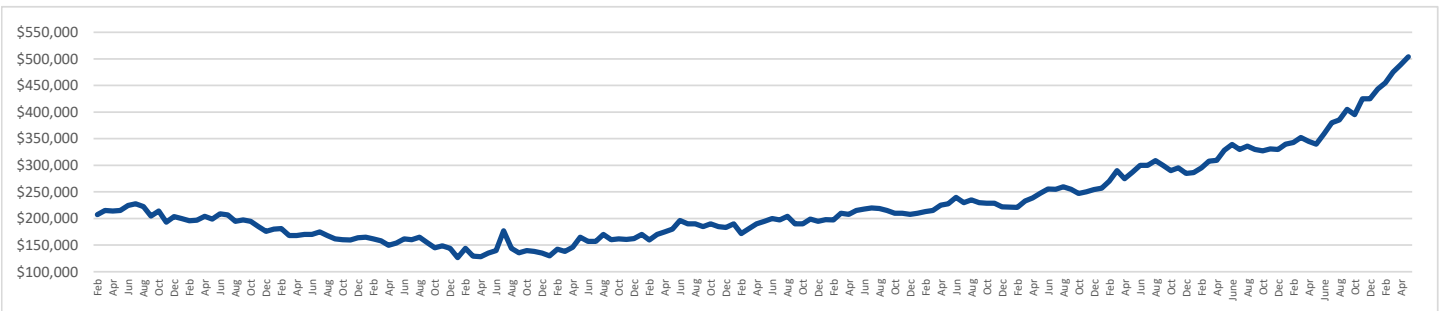
#### Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 534



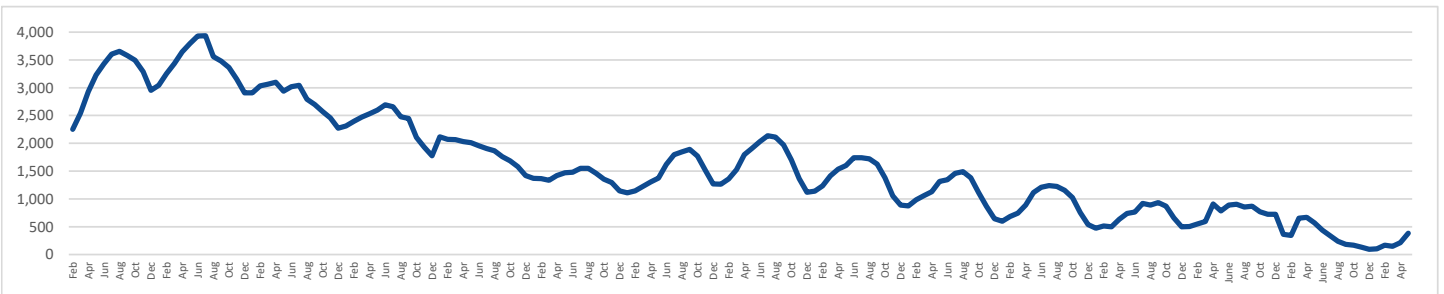
#### Median Sales Price

High: \$489,000 in Apr 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$504,000



#### Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 382



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# Ada County — New Construction

## May 2021 Market Statistics

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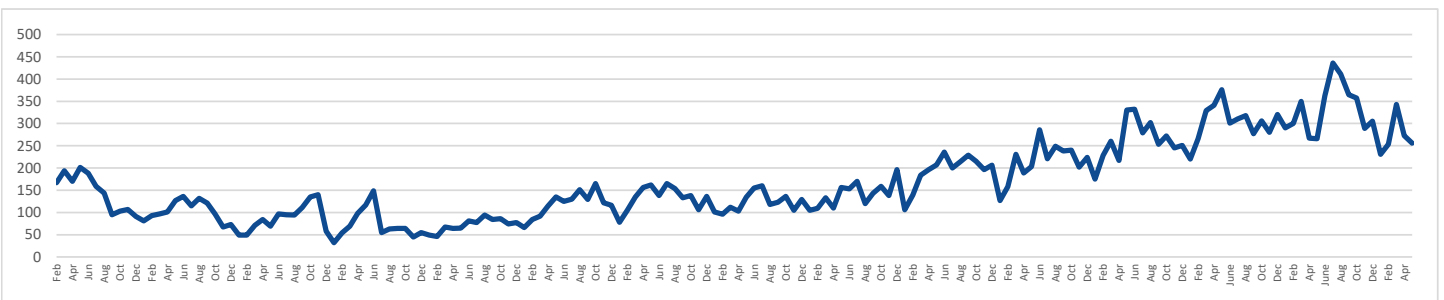
Data from the Intermountain MLS as of June 11, 2021

### Key Metrics

	May 2020	May 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	266	256	-3.8%	1,473	1,369	-7.1%
Median Sales Price	\$404,110	\$544,986	34.9%	\$409,360	\$474,900	16.0%
Days on Market	48	18	-62.5%	68	26	-61.8%
Pending Sales	959	948	-1.1%	--	--	--
Inventory	672	188	-72.0%	--	--	--
Months Supply of Inventory	2.4	0.7	-70.8%	--	--	--

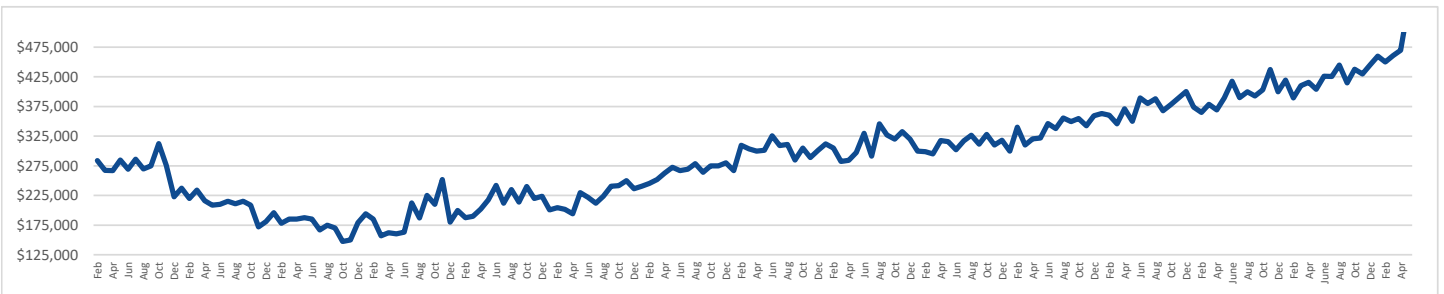
### Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 256



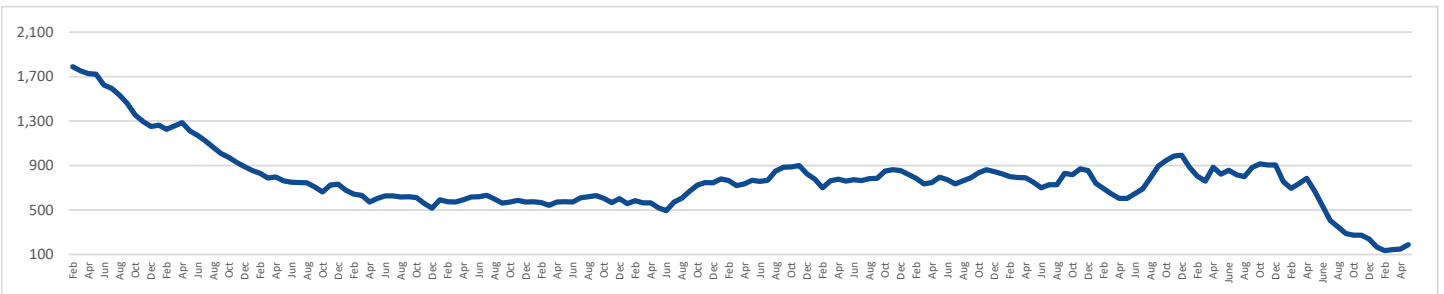
### Median Sales Price

High: \$544,986 in May 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$544,986



### Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 188



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